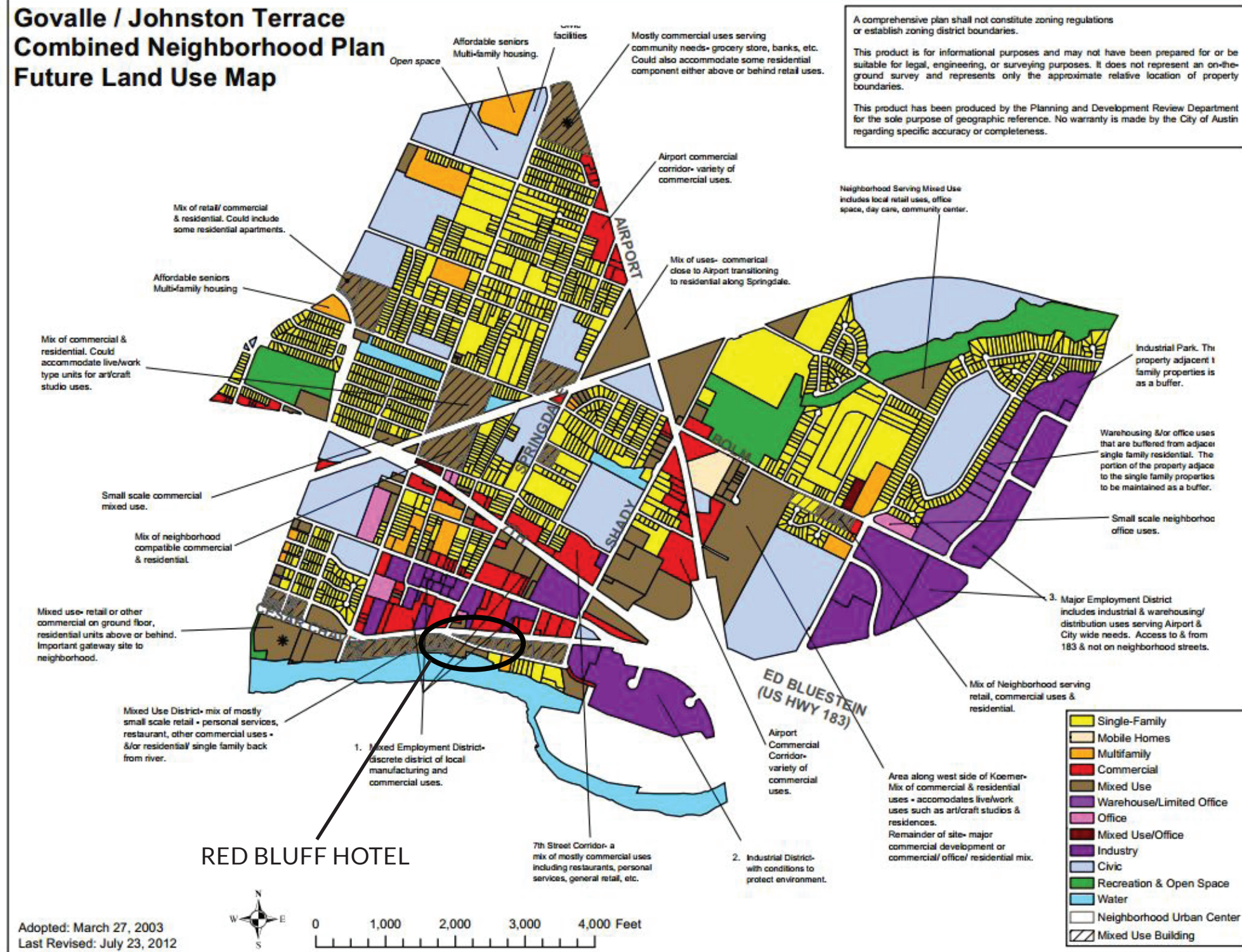


RED BLUFF HOTEL_community stakeholder meeting no. 2

2014 / 8 / 30

Govalle / Johnston Terrace Combined Neighborhood Plan Future Land Use Map



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

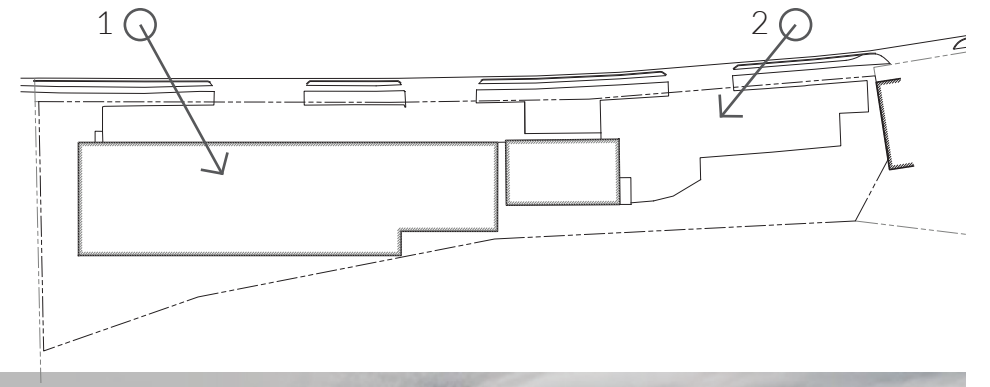
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



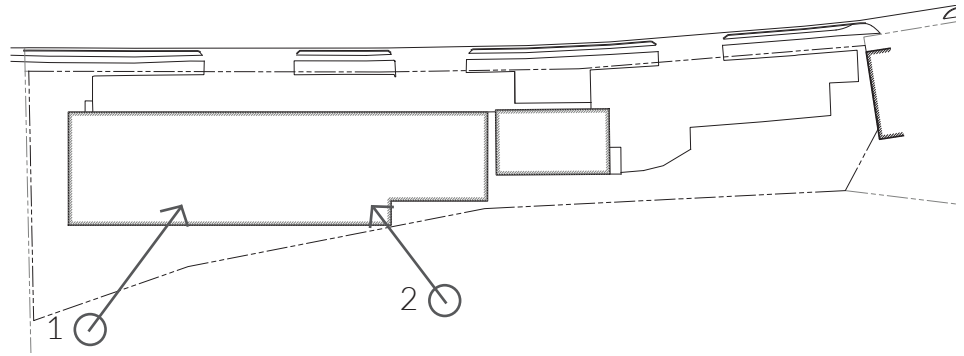


ired bluff_property boundary



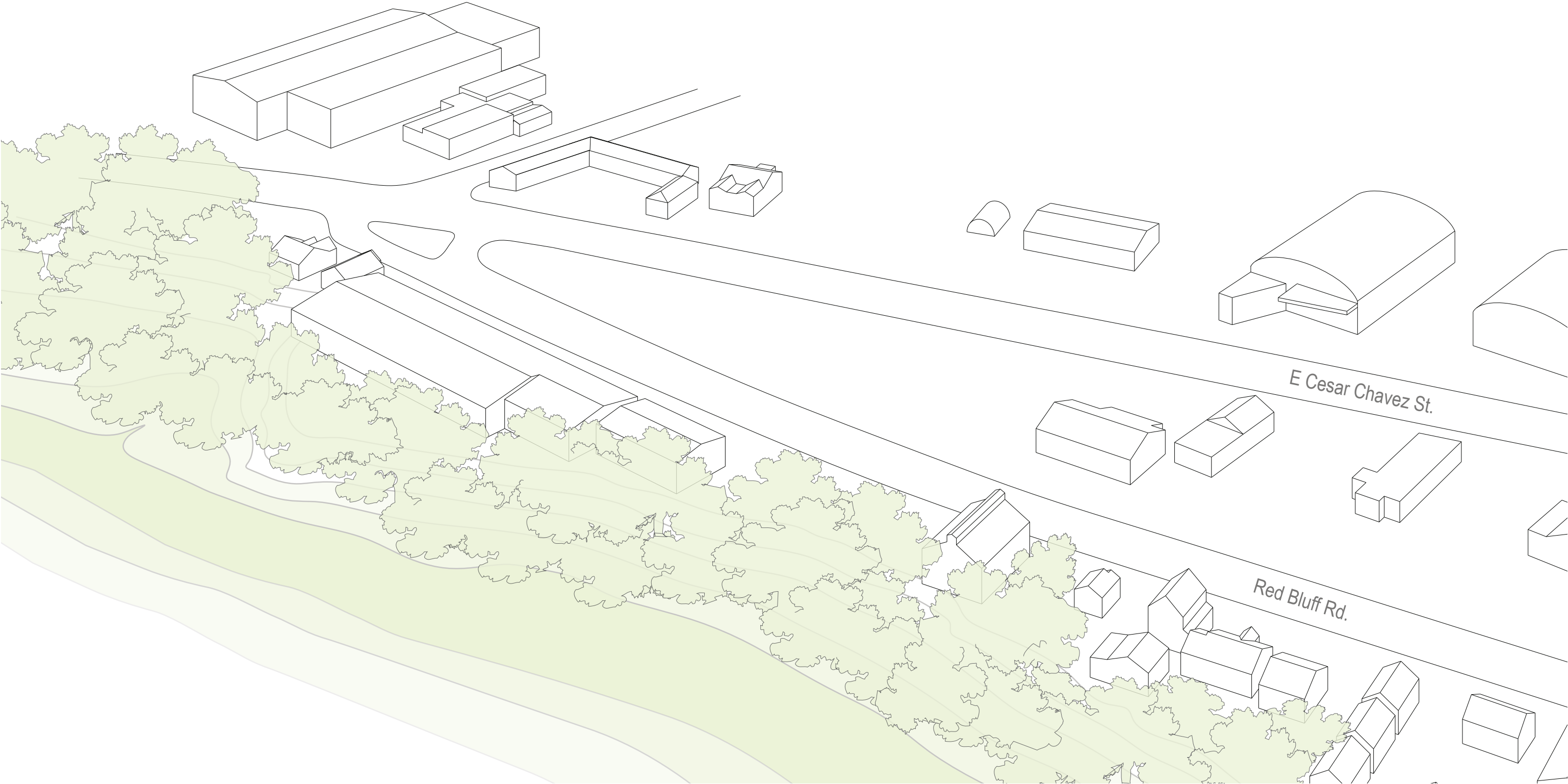


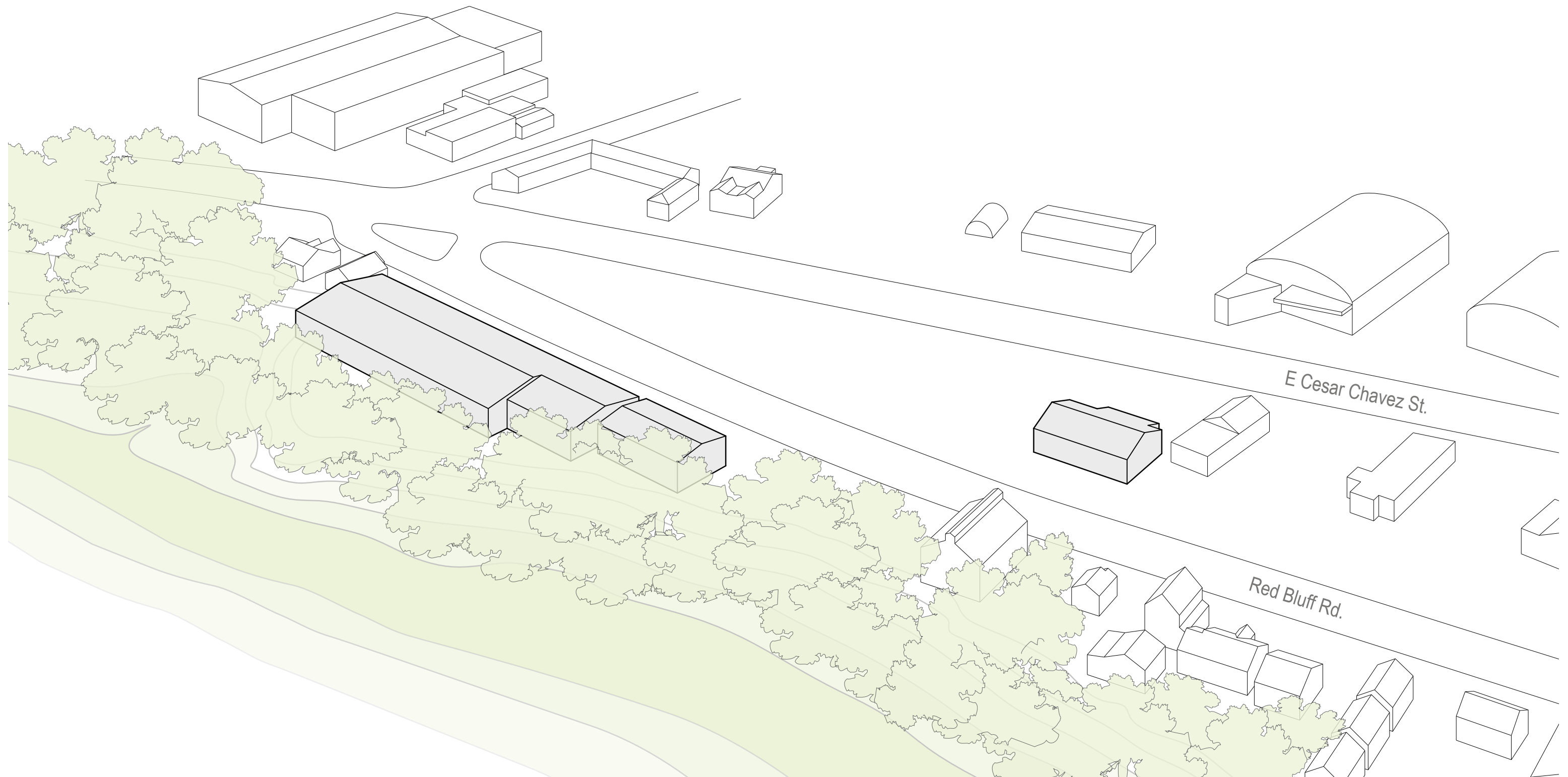
RED BLUFF_existing conditions

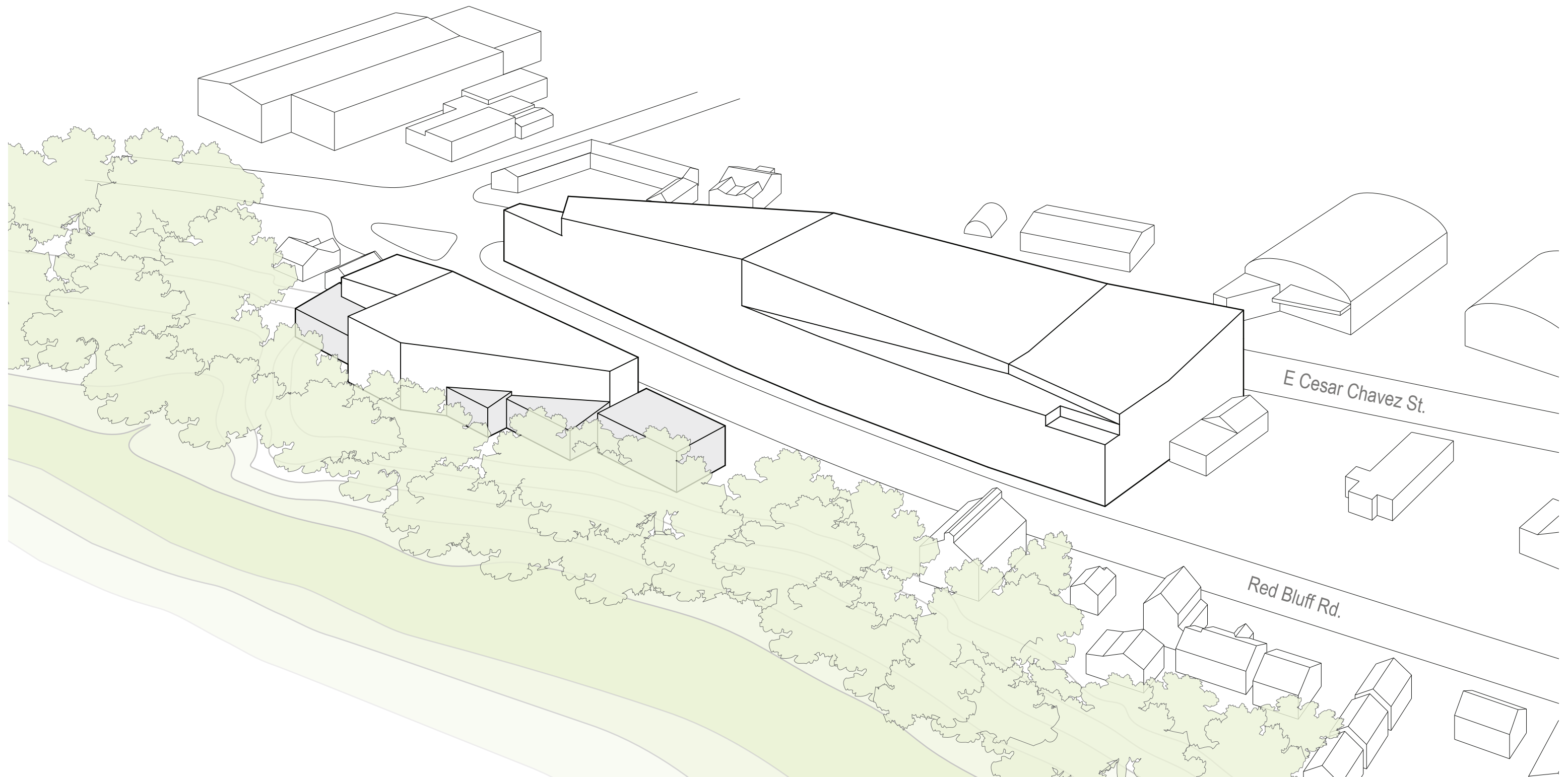




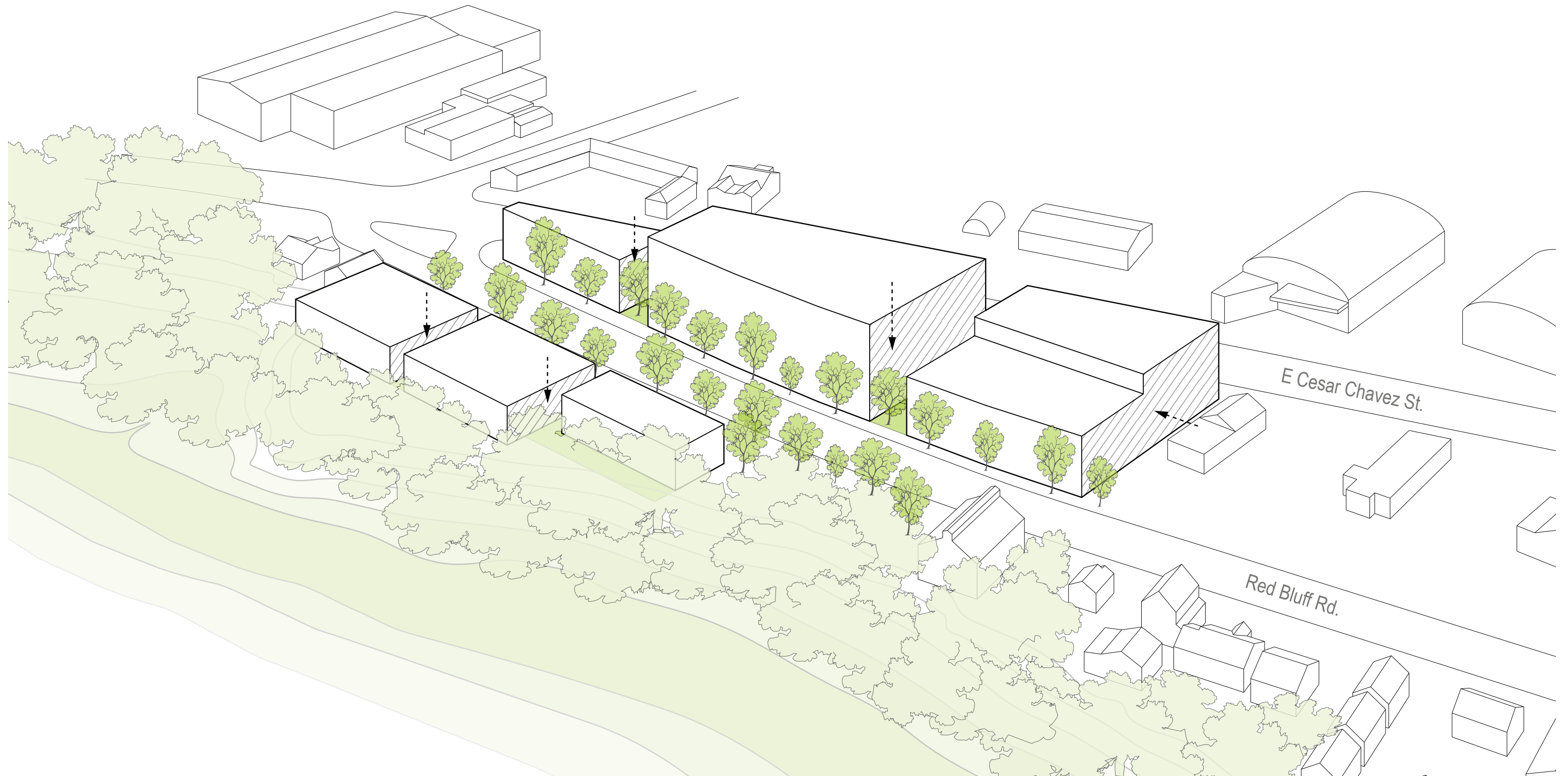


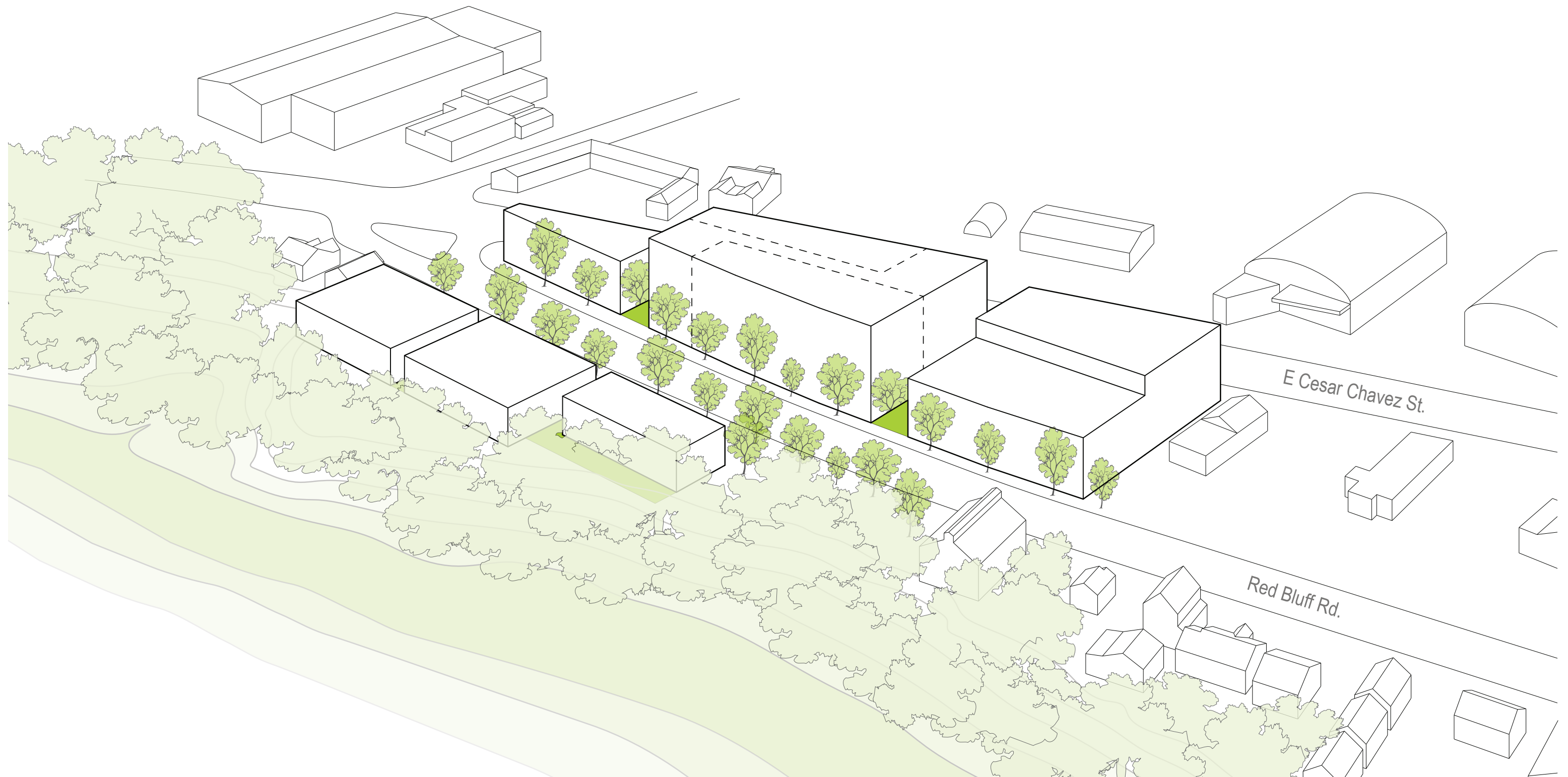


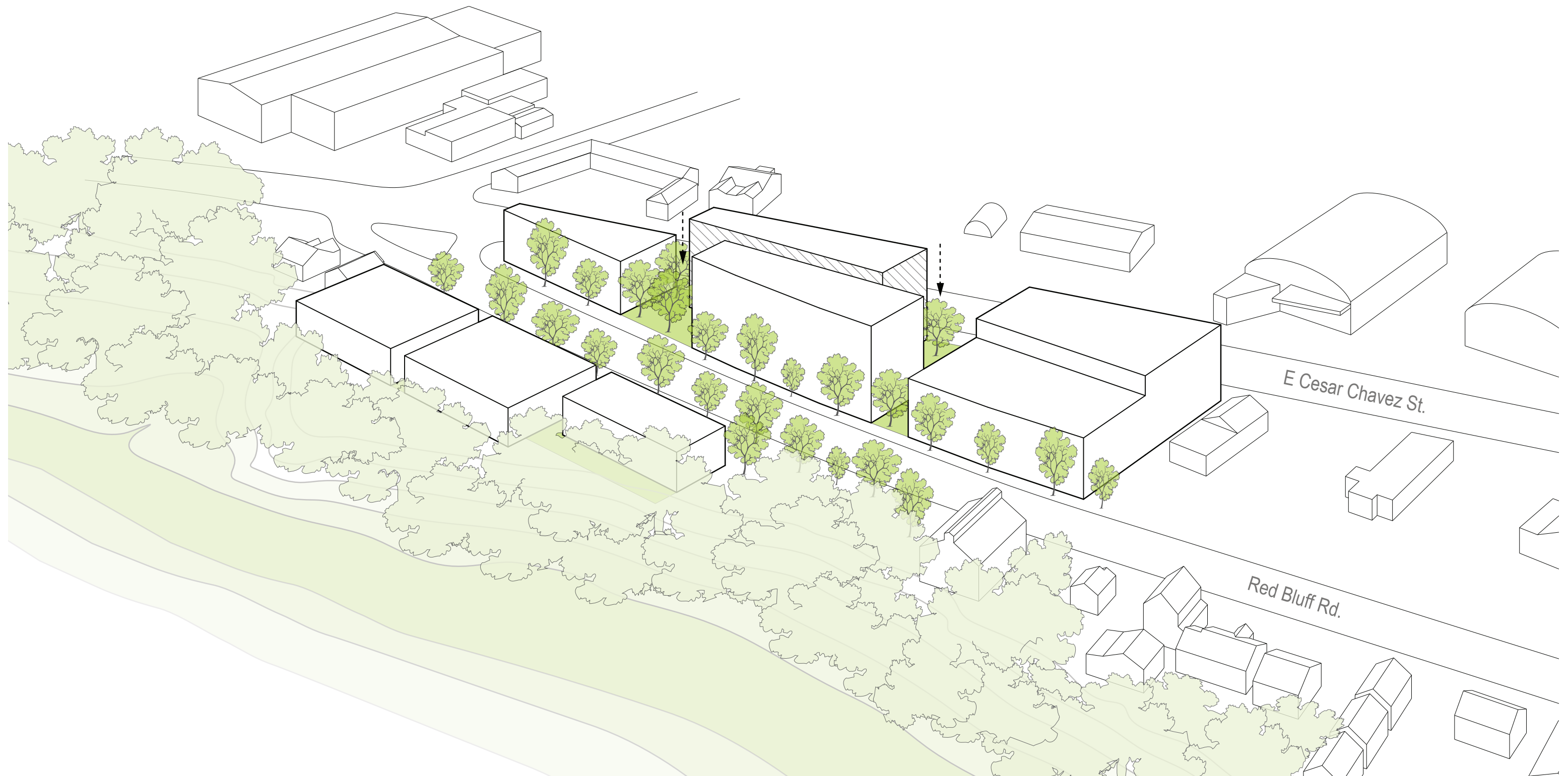




RED BLUFF_current allowable height massing







RED BLUFF_loosen up massing_create more open space





RED BLUFF_set back from river bank

rick joy architects



dwg.



RED BLUFF_set back from river bank

rick joy architects

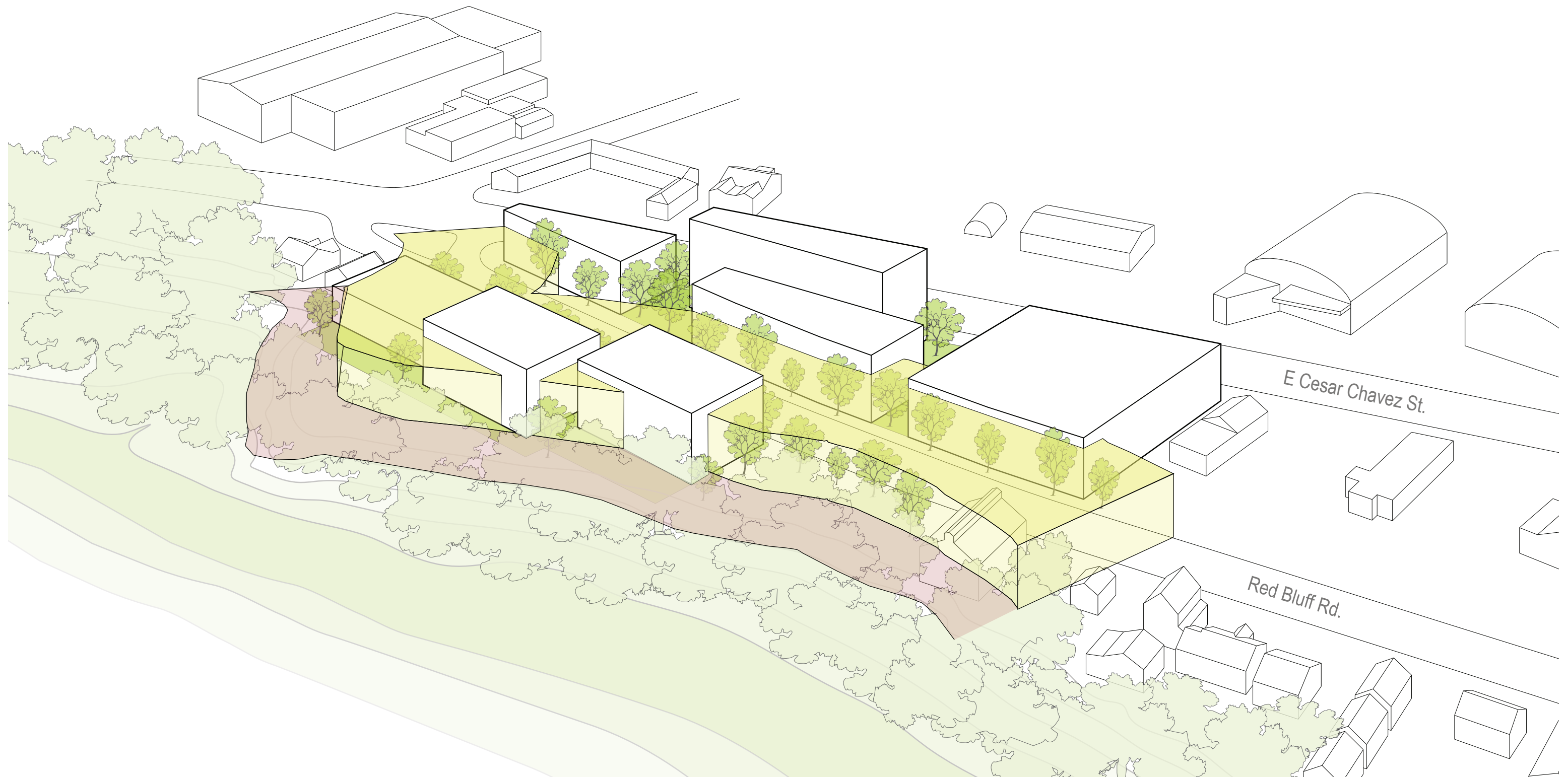


dwg.



RED BLUFF_balance height_step down to residential scale









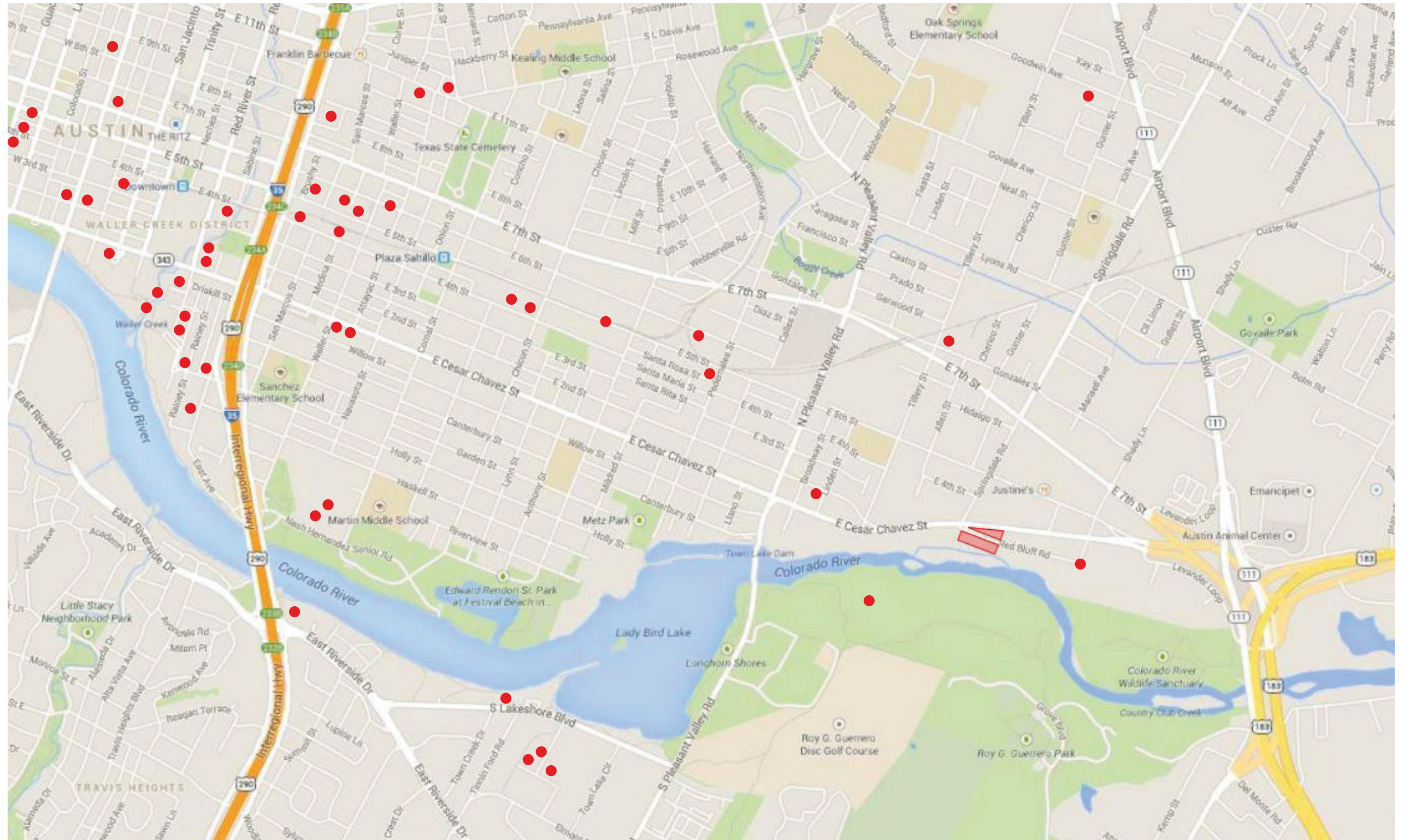
rick joy architects



dwg.

TEAM EXPERTISE

- Community Leadership
- Leaders in Sustainable Infrastructure
- Award-winning green architectural designs
- Proven commitment to East Austin
- Experts in the waterfront overlay
- Experts of adaptive reuse
- Experts in codes and ordinances
- Proven commitment to design excellence and authentic solutions



CITY OF AUSTIN

RED BLUFF PARTNERS

GOVALLE /
JOHNSTON CREEK
NEIGHBORHOOD
GROUPS

rick joy architects

**BO
KA**
Powell
architecture

dwg.
landscape architecture

BIG RED DOG
ENGINEERING | CONSULTING
civil engineer